

ORDINANCE NO. 023-132

AN ORDINANCE AUTHORIZING THE
ACQUISITION OF REAL PROPERTY
LOCATED AT 5628 WEST
ROOSEVELT ROAD, CHICAGO
ILLINOIS

WHEREAS, The Chicago Transit Authority ("Authority") owns property located within a multi-tenant retail shopping development at 5628 West Roosevelt Road, Chicago Illinois ("CTA Parcel"), depicted in Exhibit A hereto, which is slated to be used for a future bus turnaround; and

WHEREAS, The CTA Parcel lacks sufficient land area to fully accommodate current design standards required for a bus turnaround facility; and

WHEREAS, The owner of an adjacent parcel (the "Property"), located in the same retail development, is Roosevelt & Central LLC (the "Owner"), an Illinois limited liability corporation managed by Jay Javors; and

WHEREAS, The Property consists of unimproved vacant land of approximately 10,803 square feet and is depicted in Exhibit A hereto; and

WHEREAS, The Owner is unable to use the Property and now wishes to dispose of it; and

WHEREAS, The Authority has agreed to terms to acquire the Property for One Dollar (\$1.00) from the Owner; and

WHEREAS, The Authority has conducted environmental testing and found no cause for additional remediation; and

WHEREAS, The Owner has agreed to indemnify the Authority; and

WHEREAS, The Authority's Infrastructure and Planning Departments recommend the acquisition of the Property; and

WHEREAS, The MTA Act, 70 ILCS 3605/8, provides that the Authority has the power to acquire any property useful for its purposes; now, therefore:

BE IT ORDAINED BY THE CHICAGO TRANSIT BOARD
OF THE CHICAGO TRANSIT AUTHORITY:

SECTION 1. The Chicago Transit Board hereby authorizes the acquisition of real property located at 5628 West Roosevelt Road, Chicago, Illinois from Roosevelt & Central LLC.

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SECTION 2. The Chairman of the Chicago Transit Board, or his designee, is authorized to enter into a general warranty deed with Roosevelt & Central LLC to acquire the property located at 5628 West Roosevelt Road, Chicago, Illinois, legally described and depicted on Exhibit B hereto, which requires the Authority to pay the Owner One Dollar (\$1.00), requires the owner to indemnify the Authority, and contains such other terms as are substantially in conformance with the General Warranty Deed attached as Exhibit C hereto.

SECTION 3. The Chairman, or his designee, is further authorized to take such actions and execute such documents as may be necessary to implement the objectives of this ordinance.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

APPROVED:

PASSED:

Chairman

November 15, 2023

Secretary

November 15, 2023